



Application for Preliminary Subdivision Plat Approval

City of Bremen
232 Tallapoosa Street

Department of Community Development
Bremen, GA 30110 (770) 537-2331

At the time of filing an application for preliminary plat approval, a fee shall be paid to the city. The preliminary plat fee shall be \$400.00 with an additional \$10.00 for each lot in said subdivision. A \$100.00 fee shall be imposed for any re-submittal and a fee of \$15.00 per lot shall be required. A fee of \$15.00 per lot shall be paid to the city for final plat approval, plus any legal and advertising fees the city may incur associated with the filing of the final plat

Property Owner Information

Name: _____

Mailing Address: _____

Telephone: _____

Applicant Information

Name: _____

Mailing Address: _____

Telephone: _____ Cell: _____

Property Information

Street Address or Location of Site: _____

Deed Book: _____ Map: _____ Parcel No: _____

Deed Book: _____ Map: _____ Parcel No: _____

Deed Book: _____ Map: _____ Parcel No: _____

Total Acreage of Subdivision: _____

Acreage of Smallest Lot: _____ of Largest Lot: _____

Number of Lots: _____ Tax Code: _____

Zoning Classification: Current: _____ Proposed: _____

Type of Subdivision: _____

Proposed Name of Subdivision: _____

Proposed Widths of R/W: _____ and Streets: _____

Proposed Access and Egress from development: _____

Distance Apart: _____

Uses of Adjacent Properties

North: _____

East: _____

West: _____

South: _____

Physical Information

Natural Features: _____

Floodplain(s) on Property: _____ if yes, approx. location(s): _

Wetland(s) on Property: _____ if yes, approx. location(s): _

Availability of Utilities

Water Availability: Yes _____ No _____ City or County: _____

Sewer Availability: Yes _____ No _____ City or County: _____

If no, proposed method of disposal: _____

Applicant Signature

Name: _____ Date: _____

Sign: _____

Fees: _____

All fees will be paid one week prior to the Planning and Zoning Board meeting that is held on the last Monday of each month.

Date of Planning and Zoning Board: _____

Subdivision Requirements

Filled out by City Staff

Name of Proposed Development: _____

Date Received: _____ By: _____ Date Out: _____

Fees Paid: _____ Amount: _____

Approved: _____ Disapproved: _____

Approved as Noted: _____

The preliminary subdivision submittal consists of the preliminary land subdivision plat, the preliminary site plan, and an application for preliminary subdivision plat approval. The standards and procedures established in this Ordinance shall apply to all residential, commercial and industrial subdivisions, within the incorporated area of the City of Bremen.

1. The **preliminary land subdivision plat** shall consist of a scaled map or maps containing the following elements:

- ___ Streets, street names, and right-of-way widths.
- ___ Other rights-of-way and all easements
- ___ Lot lines drawn to scale.
- ___ Lot and block identification.
- ___ Minimum building setback lines.
- ___ Subdivision boundary lines and total subdivision land area in acres
- ___ Key plan (if more than one sheet), legend, and notes

___ Dimensions, data, and lines as necessary to clearly indicate that all applicable requirements of the Zoning Ordinance are met Where appropriate, such information shall also be shown on the preliminary site plan.

___ Title, scale, north arrow, and date.

___ Name and address of the owner of record and of the subdivider.

___ Proposed name of the subdivision.

___ The location of the Subdivision and developments in its vicinity including land lot and district numbers and lines, City and County names and boundary lines.

___ Names of owners of record and adjoining property owners.

___ Location of existing structures on the tract.

___ The location (s) of any natural features on the tract, (i.e. floodplain, wetlands, sinkholes, etc.).

___ All required buffer zones shall be shown on the plat.

2. The **preliminary site plan** shall consist of a conceptual plan or maps depicting the following elements:

___ Street right-of-way, street names, lot lines, and easements

___ Topography at intervals of two (2) or ten (10) foot contour.

___ Pavement widths, spot elevations, approximate street gradients and outline construction specifications.

___ Spot elevations and/or slope ratios for any heavy grading

___ Proposed public or semipublic sites for parks, churches. and other community facilities, if any.

___ Generalized storm drainage layout including approximate locations of catch basin, tentative sewer and culvert sizes, spot elevations of key system elements, final disposition of surface water, and outline construction specifications

___ Preliminary sanitary sewer system layout including approximate line locations, depths, and sizes, manholes, elevations of key system elements, location or method of final wastewater disposal, and outline of construction specifications.

___ Preliminary water system layout including approximate line location, sizing, fire hydrants and ties into the existing city water distribution system.

___ Sequence and geographic limits of construction phases proposed for large-scale development.

___ Other data necessary to demonstrate that the subdivision can meet the requirements of an acceptable subdivision plat of record

___ Sidewalk locations and handicapped crossing ramps according to GDOT specification 9031W, when installing this item.

___ All buffer zones and buffer zone improvement shall be shown